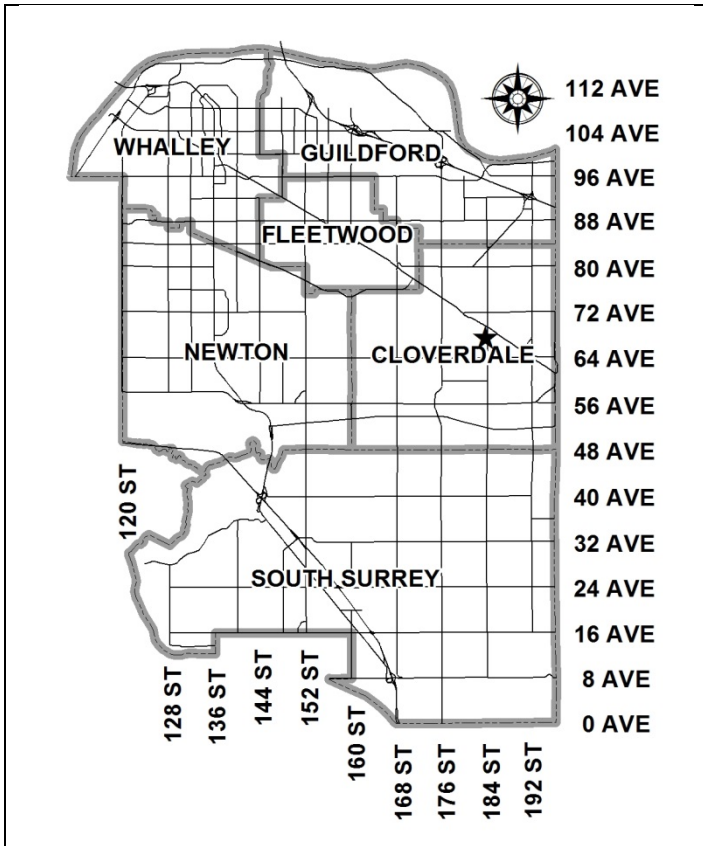


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0165-01

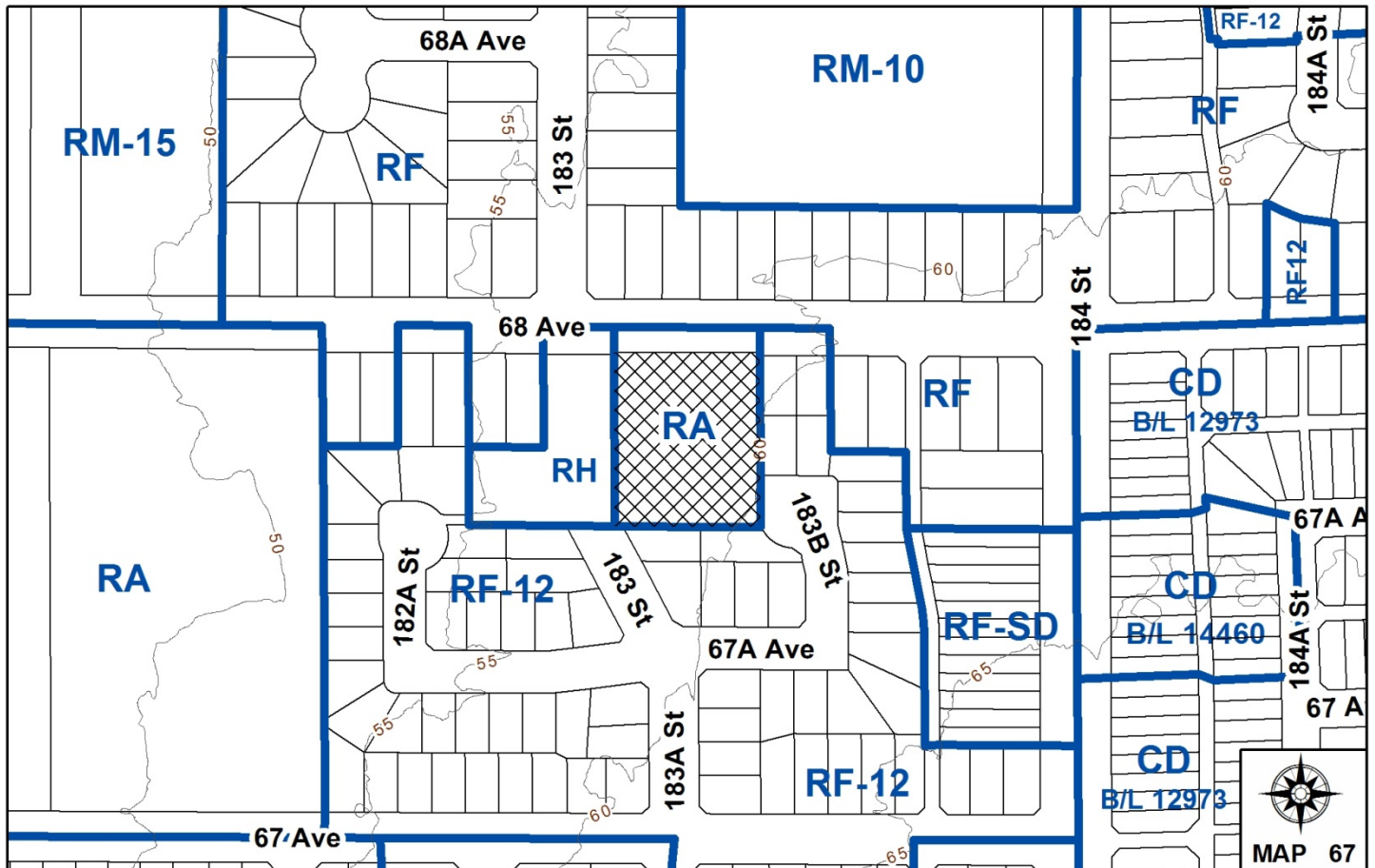
Planning Report Date: February 22, 2016



PROPOSAL:

- **Development Variance Permit**
 to accommodate a parking pad on proposed single family small lots.

LOCATION: 18320 - 68 Avenue
OWNER: Charmaine R Klassen
ZONING: RA (RF-12 at Third Reading)
OCP DESIGNATION: Urban
NCP DESIGNATION: "Single Family Residential" and "Townhouse (15 upa)"



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking the following variances to the RF-12 Zone:
 - To increase the width of a driveway from 6.0 metres (20 ft.) to 7.8 metres (26 ft.) for proposed Lots 1, 2, 4, 6 and 7;
 - To increase the maximum width of a double garage in the RF-12 Zone from 5.5 metres (18 ft.) to 6.3 metres (21 ft.) for proposed Lots 1, 2 and 4, if the garage is a maximum of 5.5 metres (18 ft.) wide for at least 1 metre (3 ft.) measured perpendicular from the interior of the front garage door; and
 - To increase the maximum number of vehicles that may be parked outside from two (2) to three (3) on proposed Lots 1, 2, 4, 6 and 7.

RATIONALE OF RECOMMENDATION

- The subject site is under application for rezoning to RF-12 to permit 7 single family lots and a remainder lot. The Public Hearing was held on November 30, 2015 and Third Reading was given.
- The proposed development fulfills all the regulations in the RF-12 Zone, however, concerns were expressed by the Cloverdale Community Association about sufficient on-site parking.
- The requested variances are required in order to accommodate additional off-street parking on the proposed lots.
- If the garage width is not increased on proposed Lots 1, 2 and 4, the garage would be set back 2.0 metres (7 ft.) from the side lot line, which would reduce the potential building footprint of the lot. The minimum side yard setback in the RF-12 Zone is 1.2 metres (4 ft.).
- Due to the lack of on-street parking opportunities in the area, the requested variances are supportable.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7915-0165-01 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to increase the width of a driveway in the RF-12 Zone from 6.0 metres (20 ft.) to 7.8 metres (26 ft.) for proposed Lots 1, 2, 4, 6 and 7;
 - (b) to increase the maximum width of a double garage in the RF-12 Zone from 5.5 metres (18 ft.) to 6.3 metres (21 ft.) for proposed Lots 1, 2 and 4, if the garage is a maximum of 5.5 metres (18 ft.) wide for at least 1 metre (3 ft.) measured perpendicular from the interior of the front garage door; and
 - (c) to increase the maximum number of vehicles that may be parked outside in the RF-12 Zone from two (2) to three (3) for proposed Lots 1, 2, 4, 6 and 7.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) the applicant resolve all issues for the associated Rezoning By-law No. 18555, as described in Planning Report No. 7915-0165-00 dated November 16, 2015;
 - (b) the applicant register a Restrictive Covenant on proposed Lot 6 to increase the minimum front yard setback to the garage face to 7.0 metres (23 ft.); and
 - (c) the applicant register a Restrictive Covenant on proposed Lots 1-7 to increase the depth of the garage from 6.1 metres (20 ft.) to 6.4 metres (21 ft.).

REFERRALS

Engineering: The Engineering Department has no objection to the requested variances.

SITE CHARACTERISTICS

Existing Land Use: One-acre lot with single family dwelling to be removed as part of the associated rezoning to RF-12 and subdivision into seven (7) single family lots and a remainder lot.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 68 Avenue):	Single family dwellings	Single Family Residential	RF
East:	Vacant single family small lots created under Application No. 7913-0211-00	Small Lots	RF-12
South:	Recently constructed single family dwellings on small lots	Small Lots	RF-12
West:	Single family dwelling on a 0.7 acre lot	Single Family Residential and Townhouse (15 upa)	RH

DEVELOPMENT CONSIDERATIONS

- On November 16, 2015, Council considered the initial Planning Report for this application, recommending that Council:
 - Introduce a By-law to rezone the subject site from “One-Acre Residential Zone (RA)” to “Single Family Residential (12) Zone (RF-12)” and a date be set for Public Hearing;
 - Approve Development Variance Permit No. 7915-0165-00, varying the lot width requirement for a double wide garage, to proceed to Public Notification; and
 - Pass a resolution to amend the North Cloverdale West Neighbourhood Concept Plan to redesignate the subject site from "Single Family Residential" and "Townhouse (15 upa)" to "Small Lots" when the project is considered for final adoption,

to allow subdivision into eight (8) RF-12-zoned lots (7 lots plus a remainder lot).
- The subject site is located at 18320 - 68 Avenue in Cloverdale. Through the pre-notification process for the proposed rezoning, the Cloverdale Community Association (CCA) submitted a letter requesting that an off-street parking pad be provided for a tenant, such that the tenant can access the parking pad without interfering with a vehicle accessing the garage (i.e. the parking pad be located to the side of the driveway).
- Due to the standard 13.4-metre (44 ft.) width of the proposed lots, a parking space for a potential tenant would be located on the driveway, which complies with the RF-12 Zone.
- At the November 30, 2015 Public Hearing, a question was raised by Council as to whether or not the applicant was going to accommodate a parking pad for a tenant, for a potential secondary suite. In response to this comment, the applicant agreed to provide a parking pad for a tenant. Council subsequently granted Third Reading to Rezoning By-law No. 18555, to rezone the site from RA Zone to RF-12 Zone.

- Following the Public Hearing, the applicant's Design Consultant, Mike Tynan of Tynan Consulting Ltd., prepared a sketch to demonstrate how a parking pad can be accommodated on proposed Lots 1, 2, 4, 6 and 7 (Appendix III). Proposed Lots 3 and 5 cannot accommodate a parking pad for the following reasons:
 - Proposed Lot 3 does not meet the minimum 13.4-metre (44 ft.) width requirement for a double wide garage (two vehicles parked side by side). However, Development Variance Permit No. 7915-0165-00 was supported by Council on November 30, 2015 to allow a double wide garage on proposed Lot 3. If the double wide garage is set back further away from the side lot line to accommodate a parking pad, the front veranda will be further reduced such that the garage will dominate the front façade of the house for this lot and further affect potential "eyes on the street";
 - Due to anticipated driveway conflicts along the proposed cul-de-sac (183B Street), proposed Lot 5 cannot accommodate a parking pad; and
 - Proposed Lots 3 and 5 can each accommodate two vehicles in the garage and two vehicles parked in the driveway, which exceeds the Zoning By-law parking requirement for a single family dwelling with a secondary suite.
- In order to accommodate a parking pad on proposed Lots 1, 2, 4, 6 and 7, the applicant is seeking several variances to the RF-12 Zone (see By-law Variances section).

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To increase the width of a driveway in the RF-12 Zone from 6.0 metres (20 ft.) to 7.8 metres (26 ft.) for proposed Lots 1, 2, 4, 6 and 7;
- To increase the maximum width of a double garage in the RF-12 Zone from 5.5 metres (18 ft.) to 6.3 metres (21 ft.) for proposed Lots 1, 2 and 4, if the garage is a maximum of 5.5 metres (18 ft.) wide for at least 1 metre (3 ft.) measured perpendicular from the interior of the front garage door; and
- To increase the maximum number of vehicles that may be parked outside in the RF-12 Zone from two (2) to three (3) for proposed Lots 1, 2, 4, 6 and 7.

Applicant's Reason:

- The requested variances are required in order to provide additional off-street parking as per the request of the Cloverdale Community Association (CCA).

Staff Comments:

- A single family dwelling with one secondary suite is permitted in the RF-12 Zone. The applicant is proposing basements on all lots, increasing the likelihood that each lot will contain a secondary suite.

- Without the requested variances, all proposed lots, can each accommodate two vehicles inside the garage and two vehicles in the driveway, for a total of four off-street parking spaces. This exceeds the minimum requirement in the Zoning By-law, which requires a minimum of two off-street parking spaces for a single family dwelling, plus one additional off-street parking space for a secondary suite.
- Although the proposed lots, which are of standard dimensions, are able to comply with the parking requirements for a single family dwelling with a secondary suite, the CCA has requested that a parking pad be accommodated such that vehicle access to the parking pad does not interfere with vehicle access to the garage. In order to accommodate this request, the requested variances are required.
- If the requested variances are approved for proposed Lots 1, 2, 4, 6 and 7, up to three vehicles can be parked side-by-side-by-side in the driveway and the permitted driveway width will be increased from 6.0 metres (20 ft.) to 7.8 metres (26 ft.). This will impact the streetscape as there will be less space for landscaping, and when three vehicles are parked outside on the lot, the vehicles will dominate the streetscape.
- As a condition of final approval for the subdivision, the applicant is required to register a Restrictive Covenant on proposed Lots 1, 2 and 4 requiring the garage door opening be set back a minimum of 2.4 metres (8 ft.) from the nearest side lot line. This will provide enough width to access a parking pad to the side of the garage, without interfering with vehicle access to the garage, thus satisfying the CCA.
- The required 2.4-metre (8 ft.) setback to the garage door opening will extend the garage further away from the side lot line, thus reducing the width of the front entry/veranda area of the future houses. This will reduce the useable indoor area at the front of the house and the garage will have slightly more prominence in the streetscape.
- However, due to the following on-street parking constraints in this area, there is merit to the requested variances:
 - On-street parking is not permitted on the portion of 68 Avenue fronting the subject site; and
 - There will be no on-street parking in the cul-de-sac fronting proposed Lots 5-7 due to the geometry of the cul-de-sac.
- With the exception of proposed Lots 3 and 5, which cannot accommodate a parking pad, the requested variances will address the Cloverdale Community Association's request for a parking pad on each lot.
- The proposed additional off-street parking pad on proposed Lots 1, 2, 4, 6 and 7 can be accommodated on site, and not within the boulevard areas fronting the proposed lots.
- RF-12-zoned lots that are less than 14.0 metres (46 ft.) in width, such as the proposed lots, are permitted a maximum double garage width of 5.5 metres (18 ft.).

- In order to accommodate the 2.4-metre (8 ft.) side yard setback to the garage door opening, a portion of the double garage width may be increased from 5.5 metres (18 ft.) to 6.3 metres (21 ft.) for proposed Lots 1, 2 and 4 (Appendix III).
- If the garage width is not increased, the garage would be set back 2.0 metres (7 ft.) from the side lot line, which would reduce the potential building footprint of the lot. The minimum side yard setback in the RF-12 Zone is 1.2 metres (4 ft.).
- The garage width will only be increased for the portion of the garage that is a minimum of 1 metre (3 ft.) from the front garage face, in order to break up the massing of the garage.
- The minimum garage depth on proposed Lots 1-7 will be increased from 6.1 metres (20 ft.) to 6.4 metres (21 ft.) to address comments from the Cloverdale Community Association, that the garage be deep enough to accommodate a larger vehicle. This will be ensured by a Restrictive Covenant.
- The proposed 7.8-metre (26 ft.) wide driveway letdown (the area between the road curb and front lot line) will be paved to provide access to the parking pad on proposed Lots 1-4, 6 and 7.
- It is anticipated that the full 7.8-metre (26 ft.) width of the driveway (inclusive of the parking pad) will be paved. The Building Scheme will permit exposed aggregate, stamped concrete, and masonry pavers as acceptable materials for the driveway.
- Due to the lack of on-street parking fronting the proposed lots, staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Subdivision Layout
Appendix III.	Parking Pad Sketch
Appendix IV.	Development Variance Permit No. 7915-0165-01

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/dk

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KD 2/17/16 1:41 PM

Information for City Clerk

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

1. (a) Agent: Name: Clarence Arychuk
 WSP Canada Inc.
 Address: 65 - Richmond Street, Suite 300
 New Westminster, BC V3L 5P5

 Tel: 604-525-4651

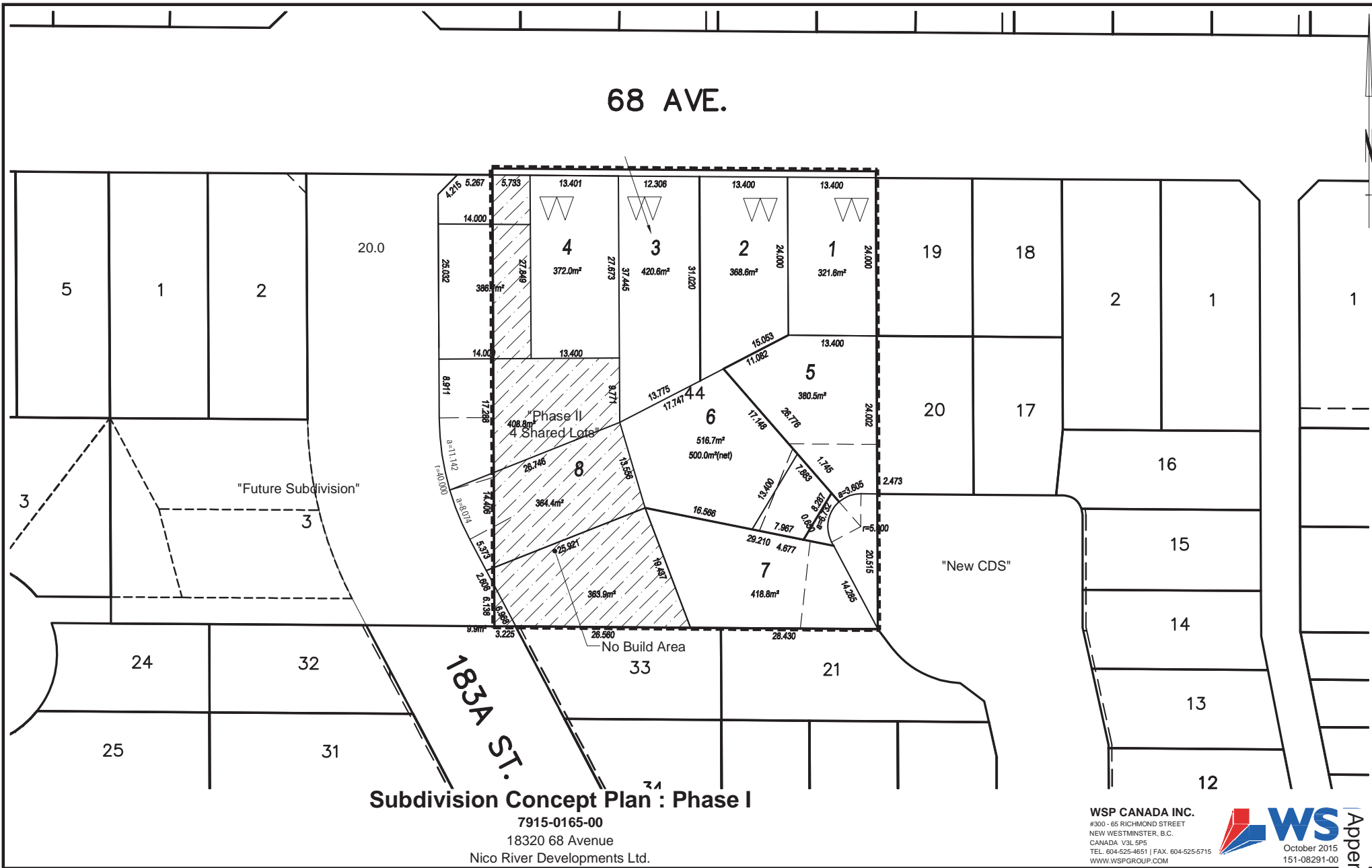
2. Properties involved in the Application

(a) Civic Address: 18320 - 68 Avenue

(b) Civic Address: 18320 - 68 Avenue
 Owner: Charmaine R Klassen
 PID: 002-681-625
 Lot 44 Section 17 Township 8 New Westminster District Plan 61029

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7915-0165-01 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

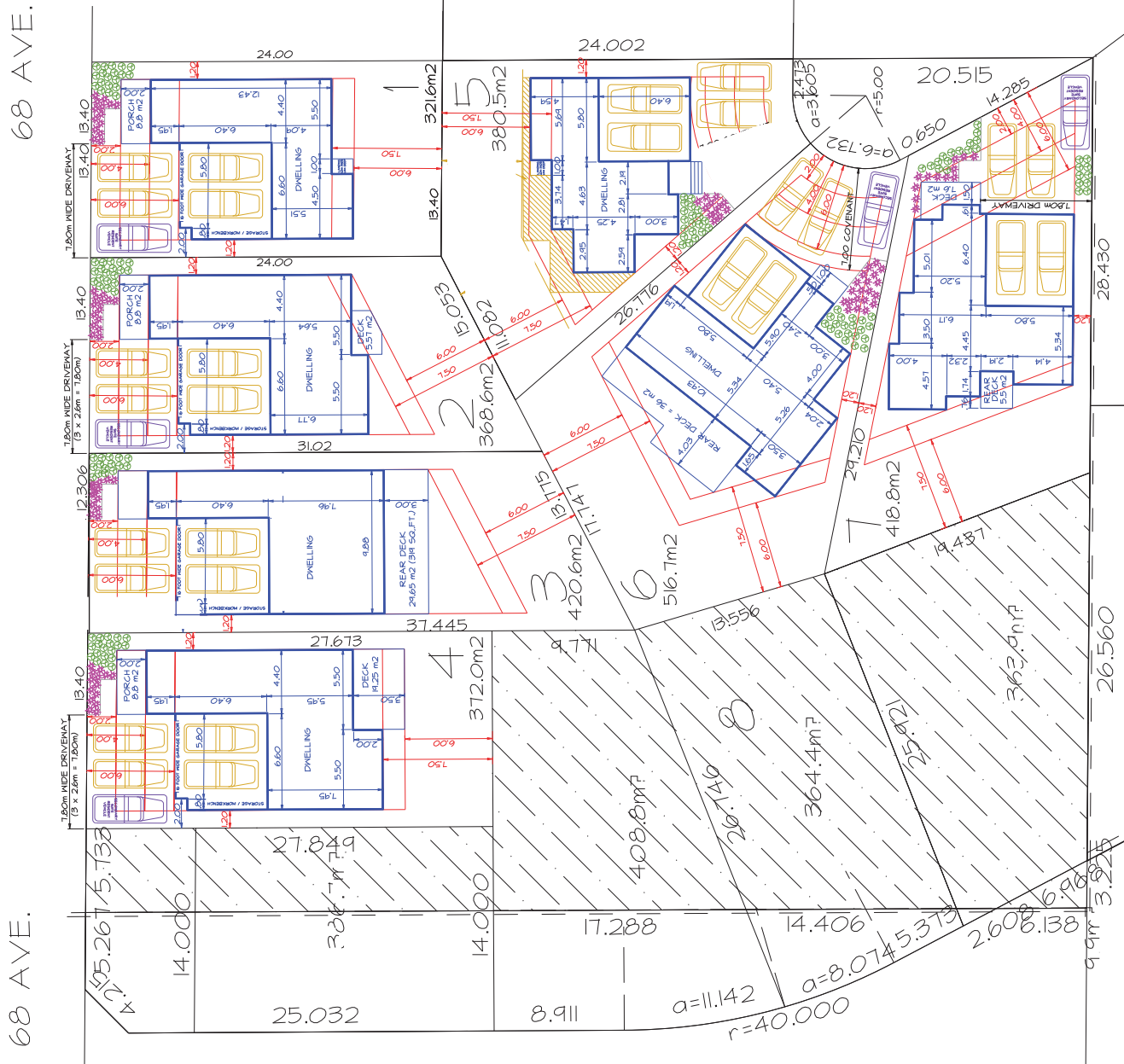


WSP CANADA INC.
 #300 - 65 RICHMOND STREET
 NEW WESTMINSTER, B.C.
 CANADA V3L 6P5
 TEL. 604-625-4651 | FAX. 604-625-5715
 WWW.WSPGROUP.COM



October 2015
 151-08291-00

Proposed Parking Pad Location on Proposed Lots 1, 2, 4, 6 and 7.
 Building footprints are shown for illustrative purposes only.



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0165-01

Issued To: CHARMAINE R KLASSEN

("the Owner")

Address of Owner: 18320 - 68 Avenue
Surrey, BC V3S 9H5

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: 002-681-625
Lot 44 Section 17 Township 8 New Westminster District Plan 61029

18320 - 68 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

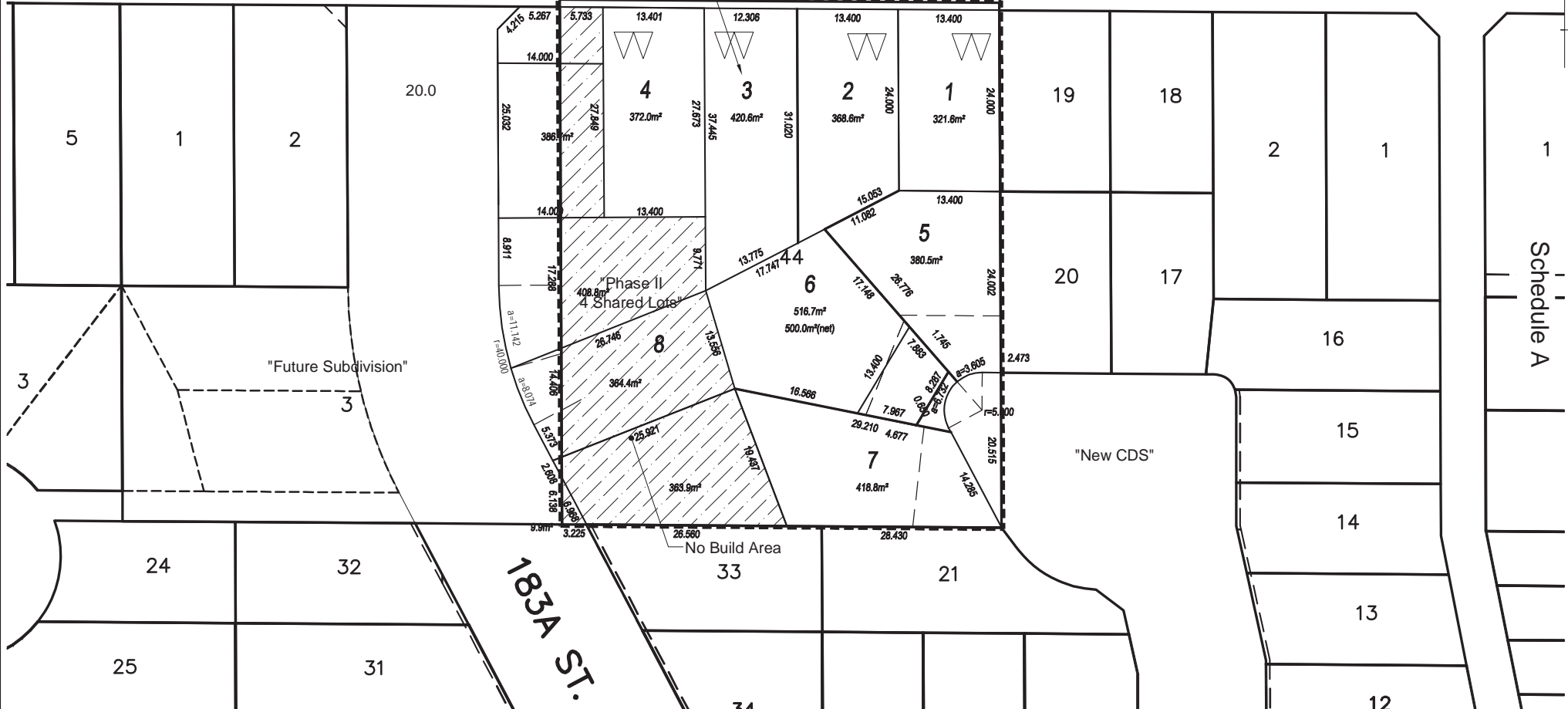
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section H.3 Off-Street Parking of Part 17A “Single Family Residential (12) Zone (RF-12)”, the maximum width of a driveway is increased from 6.0 metres (20 ft.) to 7.8 metres (26 ft.) for proposed Lots 1, 2, 4, 6 and 7;
 - (b) In Sub-Section H.5(b) Off-Street Parking of Part 17A “Single Family Residential (12) Zone (RF-12)”, the maximum width of a double garage is increased from 5.5 metres (18 ft.) to 6.3 metres (21 ft.) for proposed Lots 1, 2 and 4 if the garage is a maximum of 5.5 metres (18 ft.) wide for at least 1 metre (3 ft.) measured perpendicular from the interior of the front garage door; and
 - (c) In Section H.8 Off-Street Parking of Part 17A “Single Family Residential (12) Zone (RF-12)”, the maximum number of vehicles that may be parked outside is increased from two (2) to three (3); for proposed Lots 1, 2, 4, 6 and 7;
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 unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) 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 – Linda Hepner

City Clerk – Jane Sullivan

68 AVE.



Subdivision Concept Plan : Phase I

7915-0165-00

18320 68 Avenue

Nico River Developments Ltd.

WSP CANADA INC.
 #300 - 65 RICHMOND STREET
 NEW WESTMINSTER, B.C.
 CANADA V3L 6P5
 TEL. 604-625-4651 | FAX. 604-625-5715
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October 2015
 151-08291-00

Schedule A